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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 21st February, 2025

No.4001-HUD-TP-POLICY-0006-2022/HUD.— Whereas, the draft of the Odisha Town Planning and Improvement Trust (Planning and Building Standards) Amendment Rules, 2024 was published as required under section 127 of the Odisha Town Planning and Improvement Trust Act, 1956 in the Extraordinary issue No.2265, dated the 29th November, 2024 under the Notification of the Government of Odisha in the Housing and Urban Development Department No.25385, dated the 29th November, 2024 inviting objections and suggestions from all persons to be affected thereby, till the expiry of a period of 15 days from the date of publication of the said Notification in the *Odisha Gazette*.

And, whereas, no objection or suggestion has been received in respect of the said draft within the stipulated period;

Now, therefore, in exercise of the powers conferred by sub-sections (1) and (3) of Section 125 of the Odisha Town Planning and Improvement Trust Act, 1956, the State Government do hereby make the following rules, namely:—

1. Short title and commencement.—(1) These rules may be called the Odisha Town Planning and Improvement Trust (Planning and Building Standards) Amendment Rules, 2025.

(2) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Odisha Town Planning and Improvement Trust (Planning and Building Standard) Rules, 2021 (hereinafter referred to as the said rules), in rule 30,-

(1) For sub-rule (5), the following sub-rule shall be substituted, namely:—

(a) "(5) (i) For industrial buildings, flatted factories and ITES buildings, there shall be no limit on ground coverage:

Provided that such buildings shall continue to comply with other requirements set in these Rules.

(ii) For industrial buildings and flatted factories of height up to 15 m, the minimum setback requirements shall be:

- (a) as per Table No. 3 in Rule 29 for plots up to 500 sqm;
- (b) 2 meters on all sides for plots above 500 square meters but up to 1,000 square meters;
- (c) 3 meters on all sides for plots above 1,000 square meters but up to 5,000 square meters; and
- (d) 4.5 meters on all sides for plots above 5,000 square meters.

Note.— In industrial buildings and flatted factories of height up to 15 m, side setbacks may be adjusted such that setbacks on some sides are lesser than the minimum specified in this sub-rule, so long as the total cumulative side setbacks are not less than the sum of the minimum requirement for each side setback for that building.

(iii) For industrial buildings and flatted factories of more than 15 metres in height, the open spaces around the building shall not be less than 4.5 meters, with an increase of 0.25 meters for every increase of 3 meters or fraction thereof in height, subject to a maximum setback of 9 meters;

(iv) For such industrial buildings for which a fire safety certificate is not mandatory under the provisions of Odisha Fire Prevention & Fire Safety Rules, 2017, as amended from time to time, the setbacks around the building shall be as specified in Table No. 4; and

(v) For ITES buildings of height less than 15 meters, the setback requirement for one side of the plot shall be exempted:

Provided that this exemption shall not apply to front and rear setbacks.”; and

(b) in sub-rule (7), the following proviso shall be inserted, namely:-

“Provided that nothing in this sub-rule shall be applicable to the provisions of sub-rule (5).”

3. In the said rules, in rule 32,-

(a) in sub-rule (3), the following proviso shall be inserted, namely:—

"Provided that in the case of industrial buildings and flatted factories, the Authority shall allow the use of FAR up to the maximum permissible FAR as per Table 5 without requiring the production of the TDR certificate or purchase of FAR.";

(b) in sub-rule (5), the following proviso shall be inserted, namely:—

"Provided that in the case of commercial buildings, an additional 40% FAR above the maximum permissible FAR shall be allowed subject to the conditions specified in clauses (a)–(d) of this sub-rule;" and

(c) After sub-rule (7), the following sub-rule shall be inserted, namely:—

"(8) In the case of commercial buildings abutting roads 18 metres or more in width, base FAR shall be 5.00."

4. (a) In the said rules in rule 34, in sub-rule (1) for the Table No. 7, the following row shall be inserted, namely:—

Table No. 7: Off Street Parking Space for Different Category of Occupancies

Sl. No.	Category of building/ activity	Parking area to be provided as percentage of total built-up area towards FAR
(a)	(b)	(c)
5	Industrial Buildings	8

(b) In the Note under Table 7 in sub-rule (1), the following notes shall be inserted:

(vii) For industrial buildings, in addition to the parking area, loading space of dimensions 3.5 meters x 7.5 meters shall be provided at the rate of 1 per 1,000 square meters of floor area or 6, whichever is less.

(viii) For flatted factories, in addition to the parking area, loading space of dimensions 3.5 meters x 7.5 meters shall be provided at the rate of 1 per 1,000 square meters of floor area or 20, whichever is less."

5. In the said rules, in rule 54 after sub-rule (3), the following sub-rule shall be inserted ,namely:—

"(4). Provision for In-Building Solutions (IBS) for Common Telecommunication Infrastructure (CTI) shall be made as prescribed below.-

(i) In-Building Solutions (IBS) for Common Telecommunication Infrastructure (CTI) shall be made in case of following category of buildings as mentioned in Table No. 11-A below, having a plot size of 500 Sq.m. and above; and built-up area of 500 Sq.m. and

above.

Table No. 11-A: Category of buildings for provisioning of IBS for CTI

Sl. No.	Type of Buildings
1	Residential Apartment building (s) excluding Affordable Housing
2	Institutional Building
3	IT buildings
4	Commercial offices and Public offices

- (ii) (a) The Entrance Facility(E.F), (i.e. a room where public and private network service cables enter a building) shall be located as close as possible to the entrance point of the premises;
- (b) In case of housing projects having multiple apartment buildings, this shall be located within the closest building to the entrance point;
- (c) The Entrance Facilities shall be located in the stilt/ground floor level;
- (d) The Entrance Facility shall be designed as per the provisions under Clause 3.1.4 of Part-8: Section 6 of National Building Code of India;
- (e) The area of the Entrance Facility shall not be less than 12 Sq.m. and the dimension of any side shall not be less than 3.00 meters; and
- (f) Minimum 1.2 m. X 1.83 m. space may be allocated for each Telecom Service Provider (TSP) adjacent to the Entrance Facility.

- (iii)
 - (a) The premises shall have provision for a Main Distribution Frame (MDF)/Equipment Room (ER) as per the provisions prescribed under Clause 3.1.2, Part 8: Sec 6 of National Building Code of India ;
 - (b) In case of housing projects having multiple buildings, it may be located inside a common building/community building or inside any of the appropriate building block at a level above the ground level to avoid incidence of flooding;
 - (c) The room shall have appropriate ventilation and proper lighting for vision of equipment;

- (d) The size of the Main Distribution Frame (MDF) /Equipment Room (ER) shall have Length: Width ratio between 1:1 to 2:1 ; and
- (e) The area of the Main Distribution Frame (MDF) /Equipment Room (ER) shall not be less than 14 Sq.m. and the dimension of any side shall not be less than 3.00 meters.

(iv)

- (a) Telecommunication Room (TR) shall be provided in each block in accordance with Clause 3.1.3.2, Part 8: Sec 6 of National Building Code of India.
- (b) In case, Main Distribution Frame (MDF) room is provided in any block then Telecommunication Room (TR) may not be provided in that block if the functions are accommodated within the MDF room;
- (c) The norms for Telecom Room (TR) shall be as given below.-

Sl. No.	Area (considered towards FAR) to be covered by IBS	Size of Telecom Room
1	500 Sq. m. to 930 Sq.m.	3.0 meter X 3.4 meter
2	More than 930 Sq.m.	Additional Telecom Room (TR) required with same space norms for every 930 Sq.m. of area.

- (d) Appropriate numbers of Service/Telecom risers w.r.t. the area proposed for coverage (DUs/service subscribers) of appropriate size (to accommodate cable trays) shall be provided in buildings having more than one floor.

(v)

- (a) Telecommunication Enclosure (TE) shall be provided in each floor of a block. in accordance with Clause 3.1.3.2, Part 8: Sec 6 of National Building Code of India;

Note: A Telecommunication Enclosure is simply a case or housing for telecom equipment, cable terminations and cross-connect cabling for distribution of telecom services on a floor; and

(b) In case, Telecommunication Room (TR) is provided in any floor then Telecommunication Enclosures (TE) may not be provided in that floor.”

By Order of the Governor
USHA PADHEE
Principal Secretary to Government